



## *City of El Paso – City Plan Commission Staff Report*

### **2<sup>nd</sup> REVISION**

**Case No:** PZRZ14-00011  
**Application Type:** Rezoning  
**CPC Hearing Date:** April 24, 2014  
**Staff Planner:** Arturo Rubio, 915-212-1613, rubioax@elpasotexas.gov

**Location:** 8600 Gateway East Boulevard  
**Legal Description:** A portion of Lot 1, Pendale Industrial Unit A Replat, City of El Paso, El Paso County, Texas  
**Acreage:** 2.91 acres  
**Rep District:** 7  
**Current Zoning:** P-I (Planned Industrial)  
**Existing Use:** Warehouse  
**C/SC/SP/ZBA/LNC:** No  
**Request:** From P-I (Planned Industrial) to C-4 (Commercial)  
**Proposed Use:** Indoor Go-Kart Track Facility

**Property Owner:** Calvin K. Kessler and Geraldine Kessler  
**Representative:** Brock & Bustillos

#### **SURROUNDING ZONING AND LAND USE**

**North:** M-1/c (Manufacturing/conditions) Warehouse/C-4 (Commercial) Warehouse  
**South:** P-I (Planned Industrial) / Warehouse  
**East:** P-I (Planned Industrial) / Warehouse/ C-4 (Commercial) Warehouse  
**West:** P-I (Planned Industrial) / Warehouse/ C-4/c (Commercial/conditions) Warehouse

**PLAN EL PASO DESIGNATION:** G-7, Industrial and/or Railyards) Mission Valley Plan Area

**NEAREST PARK:** Zaragoza Park (5,567 feet)

**NEAREST SCHOOL:** Loma Terrace Elementary (8,081 feet)

#### **NEIGHBORHOOD ASSOCIATIONS**

There are no registered neighborhood associations in the area. This was verified through community development department data on recognized neighborhood associations.

#### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 25, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

#### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from P-I (Planned Industrial) to C-4 (Commercial) to allow for an indoor Go-Cart Track facility. The Go-Cart Track facility use is not a permitted in the P-I (Planned Industrial) district and requires a minimum of C-4 (Commercial) zone district. The subject property is 2.91 acres in size and is currently a vacant warehouse. The detailed site plan shows an existing 40,553 sq. ft. indoor Go-Cart Track facility and no improvements are proposed. Access to the subject property is provided from Gateway East Boulevard.

#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from P-I (Planned Industrial) to C-4 (Commercial).

The recommendation is based on the reuse of former Industrial Centers and the Plan El Paso Land Use Plan which allows for redevelopment to mixed-uses and compatibility with surrounding uses.

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-7 – Industrial: This sector applies to industrial parks, large free-sanding industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

The purpose of C-4 (Regional Commercial) is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

### **COMMENTS:**

#### **Planning Division - Transportation**

No objections

General Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **City Development Department – Plan Review**

No comments received

#### **City Development Department - Land Development**

No comments received

#### **Fire Department**

Recommend Approval of the rezoning case, The Fire Planning Division has reviewed the submitted “Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES Comply within the zoning regulations.

#### **El Paso Water Utilities**

1. EPWU-PSB does not object to this request.

#### **EPWU-PSB Comments**

##### **Water:**

1. There is an existing 12-inch diameter water main that extends along Gateway East Blvd. fronting the subject property. The main is located approximately 27 feet north of the Property’s northern property line. This main is available for service.
2. There is an existing 12-inch diameter water main that extends along Pendale Rd. The main is located approximately 10 feet east of the right-of-way centerline. This main is available for